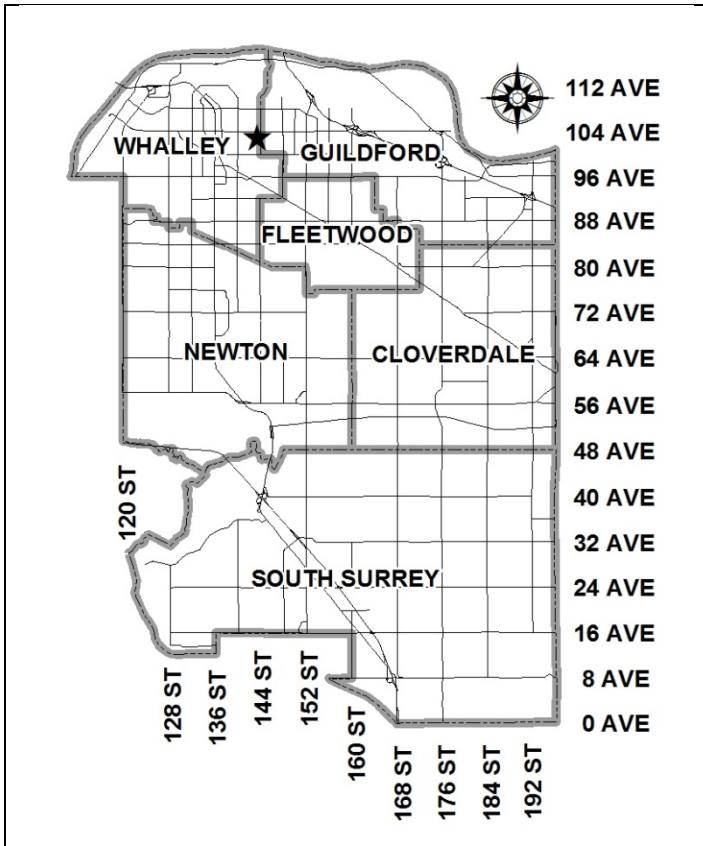


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0198-00

Planning Report Date: October 28, 2013

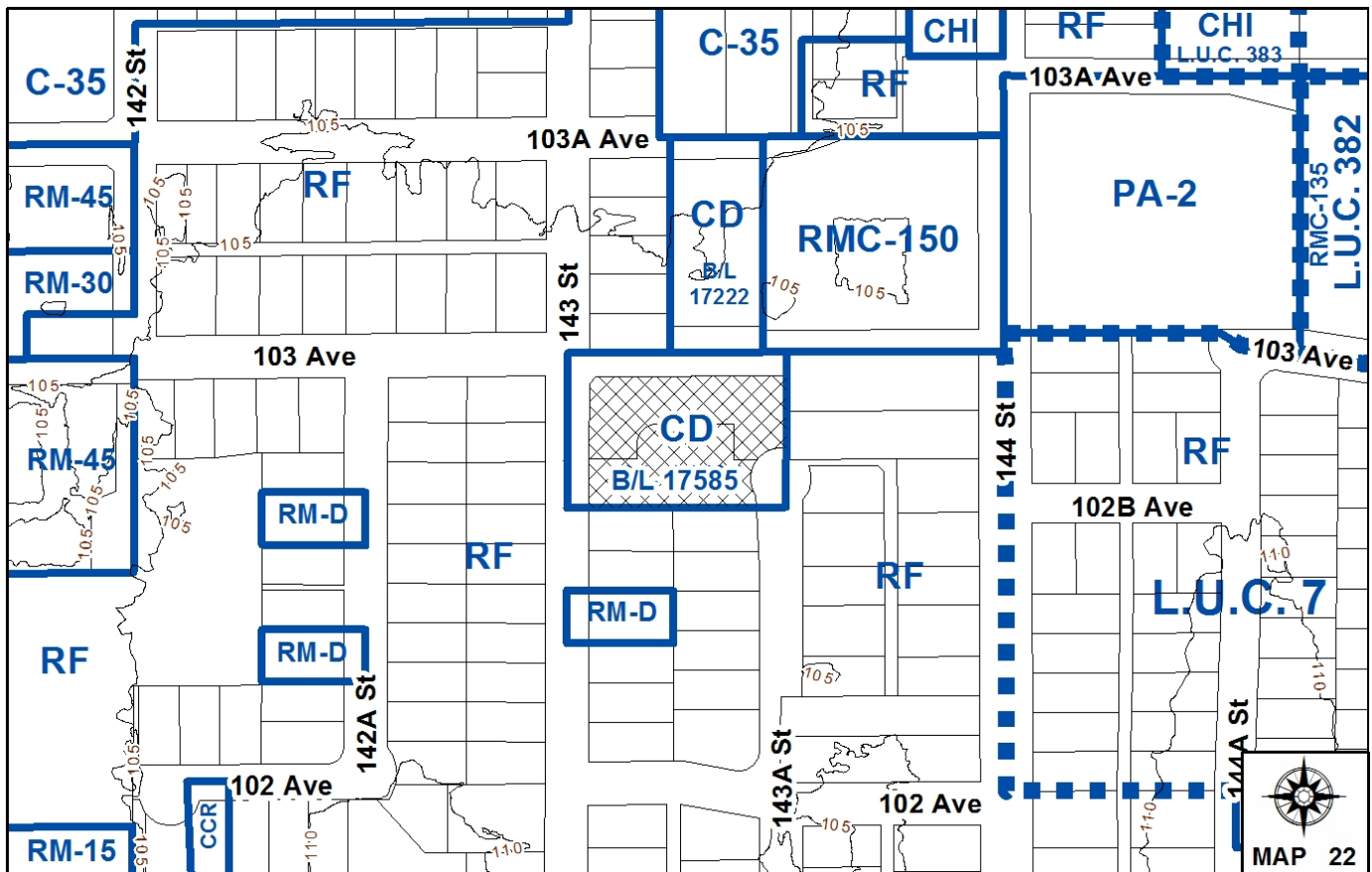


PROPOSAL:

- **Development Permit**

in order to amend the landscape plan for a recently constructed 29-unit townhouse development.

LOCATION: 14338 - 103 Avenue
OWNERS: Multiple owners (29-unit stratified townhouse project)
ZONING: CD By-law No. 17585 (based upon RM-30)
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The applicant's proposed evergreen cedar hedge along the southern property line will provide a denser (but shorter) year-round screen, compared to the deciduous trees shown in Development Permit No. 7911-0215-00.
- Of the 3 area residents who have contacted staff regarding the subject application, one has indicated support for the proposed cedar hedge along the southern property line provided it is allowed to grow to its 3.7-metre (12 ft.) potential.
- The applicant has agreed that a portion of the landscape security (e.g., 50% of the difference in value of the original landscape buffer and the proposed landscape buffer) not be returned to the applicant and be transferred to the Green City Fund.
- The applicant has offered to enhance the landscaping along the public walkway on the east property line.

SITE CHARACTERISTICS

Existing Land Use: 29-unit stratified townhouse project.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 103 Avenue):	Single family dwellings and recently constructed 20-unit townhouse site (Application No. 7909-0237-00).	Multiple Residential	RF and CD (By-law No. 17222)
East:	Proposed 23-unit townhouse development (Application No. 7913-0015-00 currently at Third Reading) and single family dwellings.	Multiple Residential and Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across 143 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 14338 – 103 Avenue along the Whalley and Guildford border. The site is designated Multiple Residential in the Official Community Plan (OCP) and is located just to the north of existing single family dwellings, which are designated Urban in the OCP.
- The subject property was subject to two recent Rezoning and Development Permit applications:
 - The first application (Development Application No. 7909-0158-00) proposed the development of 19 townhouse units in four buildings on the northern portion of the site (10290 – 143 Street). The application received Final Adoption on September 5, 2011 and the address changed to 14338 – 103 Avenue.
 - The second application (Development Application No. 7911-0215-00) consolidated 14338 – 103 Avenue with the property to the south (10268 – 143 Street), and proposed a total of 29 townhouse units in six buildings.

- Under this second application, a 0.9-metre (3 ft.) wide landscape buffer was shown along the southern property line to provide screening and to soften the interface between the proposed townhouse development and the single family homes to the south of the subject site. Initially, this landscape buffer consisted of Magnolia trees. However, at the Public Hearing held on February 20, 2012, Council required the applicant to install a more substantial buffer. The applicant made the appropriate changes to the landscape plan, and this application received Final Adoption on May 7, 2012. Following the approval of the Development Permit, minor changes to the landscape plan were approved by staff on October 9, 2012.
- Two of the changes reflected in the approved landscape plan dated October 9, 2012, include the following:
 - loss of an off-site Douglas-fir tree that was to be retained near the southeast corner of the site. The off-site tree was removed in April 2013 by the applicant, as there were discrepancies between the grades on the lot grading plan and those on the arborist report. Due to the grade differences, the off-site tree could not survive and a tree cutting permit was issued to remove the tree; and
 - replacement of European Hornbeam Trees with Green Pillar Pin Oak trees on the landscape buffer along the southern property line. European Hornbeam trees have wider canopies, which could conflict with vehicles on the southern drive aisle, whereas Green Pillar Pin Oak trees are more upright in shape.
- The townhouse units are now completed and have received conditional final inspections. Many of the units have been sold and residents have moved into all buildings.
- The subject site is stratified. At its Annual General Meeting on September 19, 2013, the Strata Council of the subject site approved the latest proposed changes to the landscape plan, which are the subject of this application (Appendix III).

Current Proposal

- The applicant is proposing to modify Development Permit (DP) No. 7911-0215-00 to make changes to the landscape buffer along the southern property line. As the landscaping along the southern property line was an issue with Council when the rezoning for this site had Public Hearing, the proposed amendment is considered a major amendment requiring Council approval.
- The current approved landscape plan for Application No. 7911-0215-00 requires Green Pillar Pin Oak trees to be planted along the southern property line. Green Pillar Pin Oak trees can grow to approximately 14 metres (45 ft.) in height. They are deciduous trees that are narrowly upright with a columnar growth habit and would provide a good screen between the south facing townhouse units and the surrounding single family homes.
- However, during construction of the southern drive aisle, the applicant's contractors did not install the proper structural soil underneath the pavement which was shown on the landscape plan (Appendix II) but not reflected in the civil engineering drawings. Due to the lack of structural soil, the planting strip along the southern property line cannot sustain any trees.

- If the applicant is to install the landscaping in accordance with the approved landscaping plan, they will be required to tear up the recently constructed southern drive aisle, and install structural soil underneath. This process would be disruptive to the current occupants along the southern drive aisle. Additionally, the applicant estimates the construction cost to be approximately \$10,000.
- Therefore, the applicant is now proposing to plant a 2.4-metre (8 ft.) tall cedar hedge consisting of 49 plants, along the southern property line (Appendix III).
- The proposed cedar hedge will grow to approximately 3.7 metres (12 ft.) tall if the townhouse Strata does not cut the cedar hedge to limit its height.
- One neighbour in the single family area has indicated support for the proposed cedar hedge, provided the hedge is allowed to grow to its potential 3.7-metre (12 ft.) height.
- As a condition of approval for the Development Permit, the applicant has agreed in writing to the following:
 - 50% of the difference between the landscape security amounts for the approved landscape plan (Application No. 7911-0215-00) and the proposed landscape plan, not be returned to the applicant and be transferred to the Green City Fund; and
 - removal of the cedar hedge and fence within the public walkway along the eastern property line (installed contrary to the DP), and to plant a row of new trees in their place. This will provide a safer, more open walkway, which was the original intent.

PRE-NOTIFICATION

- A development sign was installed on September 24, 2013. Staff received e-mails and phone calls from three (3) residents with the following concerns:
 - The proposed cedar hedge is not an adequate buffer.

(Of the three residents that contacted staff, one resident stated that the buffer provided reasonable screening as long as it could grow to full height (approximately 3.7 metres / 12 ft.). The other residents were opposed to the changes and wanted a substantial buffer of trees as was discussed at the Public Hearing, held on February 20, 2012 for Application No. 7911-0215-00.)
 - The off-site conifer tree that was to be retained at the southeast corner of the site was removed.

(As a condition of the tree cutting permit that was issued, the applicant provided a security for two oversized trees to replace this conifer tree. One of the replacement trees is to be planted in the same area as the conifer tree that was removed and the second tree is to be planted on the subject site. A portion of the security bond will be withheld and transferred to the Green City fund if the subject site cannot accommodate an oversized replacement tree.)

- Other landscaping items have not been completed. The applicant has still not installed bollards to block access to the 143A Street cul-de-sac.

(The applicant will be required to install the bollards and remaining landscape items prior to the City releasing a portion of the landscape security bond that the applicant provided under Application No. 7911-0215-00.)

- All of the trees and foliage were removed on the site which reduces the screening of the existing hydro kiosk on the adjacent site to the south.

(The hydro kiosk was previously surrounded by overgrown, unkempt bushes, that were not protected by the Tree Protection By-law. The applicant's proposed cedar hedge along the southern property line of the subject site would screen a portion of the hydro kiosk.)

CONCLUSION

- Due to the proper structural soil not being installed when the southern drive aisle was constructed, the planting strip along the southern property line cannot sustain any trees.
- The proposed cedar hedge will provide year-round screening, once its full height is achieved.
- One neighbor in the single family neighbourhood to the south is in support of the cedar hedge provided it can grow to at least 3.7 metres (12 ft.) tall.
- If Council does not support the applicant's proposed landscape buffer, the application should be referred back to staff.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Approved Landscape Plan dated October 9, 2012
Appendix III.	Proposed Landscape Plan
Appendix IV.	Aerial Photo

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

c:\users\drv\desktop\27094725038.docx
DRV 10/24/13 1:57 PM

- (f) Civic Address: 14338 - 103 Avenue
Owners: Mily A Ong
Henry C Ong
PID: 028-827-864
Strata Lot 5 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (g) Civic Address: 14338 - 103 Avenue
Owners: Yan Lei
Kelvin F Herney
PID: 028-827-872
Strata Lot 6 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (h) Civic Address: 14338 - 103 Avenue
Owner: Yu X Ding
PID: 028-827-881
Strata Lot 7 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (i) Civic Address: 14338 - 103 Avenue
Owner: Allan E Trono
PID: 028-827-899
Strata Lot 8 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (j) Civic Address: 14338 - 103 Avenue
Owner: Pei Jia
PID: 028-827-902
Strata Lot 9 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (k) Civic Address: 14338 - 103 Avenue
Owners: Creselle B Tan
Cresencio E Tan
Brigida N Tan
PID: 028-827-911
Strata Lot 10 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

- (l) Civic Address: 14338 - 103 Avenue
 Owners: Melissa M Musngi
 Rener N Musngi
 Mariel T Musngi
 PID: 028-827-929
 Strata Lot 11 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (m) Civic Address: 14338 - 103 Avenue
 Owner: Shin-Mei Chang
 PID: 028-827-937
 Strata Lot 12 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (n) Civic Address: 14338 - 103 Avenue
 Owners: Manuel T Alas
 Virginia Alas
 Lea R Alas
 Ronnie S Alas
 PID: 028-827-945
 Strata Lot 13 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (o) Civic Address: 14338 - 103 Avenue
 Owner: 0798440 BC Ltd
Director Information:
 Chamkaur Singh Brar
 Baljit Singh Johal

No Officer Information Filed as at July 30, 2013
 0910632 BC Ltd
Director Information:
 Johal Singh Baljit

No Officer Information Filed as at May 16, 2013
 PID: 029-115-299
 Strata Lot 14 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (p) Civic Address: 14338 - 103 Avenue
 Owners: Mayla S Rea
 Nonilon Z Rea
 Gina C Rea
 PID: 029-115-302
 Strata Lot 15 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

- (q) Civic Address: 14338 - 103 Avenue
 Owner: Paz M Dumlao
 PID: 029-115-311
 Strata Lot 16 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (r) Civic Address: 14338 - 103 Avenue
 Owner: 0798440 BC Ltd
Director Information:
 Chamkaur Singh Brar
 Baljit Singh Johal

No Officer Information Filed as at July 30, 2013
 0910632 BC Ltd
Director Information:
 Johal Singh Baljit

No Officer Information Filed as at May 16, 2013
 PID: 029-115-329
 Strata Lot 17 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (s) Civic Address: 14338 - 103 Avenue
 Owners: Enelyn L Lingcoran
 Eric S Lingcoran
 PID: 029-115-337
 Strata Lot 18 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (t) Civic Address: 14338 - 103 Avenue
 Owner: 0798440 BC Ltd
Director Information:
 Chamkaur Singh Brar
 Baljit Singh Johal

No Officer Information Filed as at July 30, 2013
 0910632 BC Ltd
Director Information:
 Johal Singh Baljit

No Officer Information Filed as at May 16, 2013
 PID: 029-115-345
 Strata Lot 19 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

- (u) Civic Address: 14338 - 103 Avenue
 Owners: Mary J Jimenez
 Allan Jimenez
 PID: 029-115-353
 Strata Lot 20 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (v) Civic Address: 14338 - 103 Avenue
 Owner: Dmitry Tyan
 PID: 029-115-361
 Strata Lot 21 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (w) Civic Address: 14338 - 103 Avenue
 Owners: Jesselyn K Urcia
 Jesulito P Urcia
 Evelyn A Urcia
 PID: 029-115-370
 Strata Lot 22 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (x) Civic Address: 14338 - 103 Avenue
 Owners: Romulo De Ocampo
 Racquel De Ocampo
 George S Paderes
 PID: 029-115-388
 Strata Lot 23 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
- (y) Civic Address: 14338 - 103 Avenue
 Owner: 0798440 BC Ltd
Director Information:
 Chamkaur Singh Brar
 Baljit Singh Johal

No Officer Information Filed as at July 30, 2013
 0910632 BC Ltd
Director Information:
 Johal Singh Baljit

No Officer Information Filed as at May 16, 2013
 PID: 029-115-396
 Strata Lot 24 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan BCS4423 Together With An Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

- (z) Civic Address: 14338 - 103 Avenue
 Owner: 0798440 BC Ltd
Director Information:
 Chamkaur Singh Brar
 Baljit Singh Johal
- No Officer Information Filed as at July 30, 2013
 0910632 BC Ltd
Director Information:
 Johal Singh Baljit
- No Officer Information Filed as at May 16, 2013
 PID: 029-115-400
 Strata Lot 25 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan
 BCS4423 Together With An Interest in the Common Property in Proportion to the Unit
 Entitlement of the Strata Lot as Shown on Form V
- (aa) Civic Address: 14338 - 103 Avenue
 Owner: 0798440 BC Ltd
Director Information:
 Chamkaur Singh Brar
 Baljit Singh Johal
- No Officer Information Filed as at July 30, 2013
 0910632 BC Ltd
Director Information:
 Johal Singh Baljit
- No Officer Information Filed as at May 16, 2013
 PID: 029-115-418
 Strata Lot 26 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan
 BCS4423 Together With An Interest in the Common Property in Proportion to the Unit
 Entitlement of the Strata Lot as Shown on Form V
- (bb) Civic Address: 14338 - 103 Avenue
 Owner: 0798440 BC Ltd
Director Information:
 Chamkaur Singh Brar
 Baljit Singh Johal
- No Officer Information Filed as at July 30, 2013
 0910632 BC Ltd
Director Information:
 Johal Singh Baljit
- No Officer Information Filed as at May 16, 2013
 PID: 029-115-426
 Strata Lot 27 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan
 BCS4423 Together With An Interest in the Common Property in Proportion to the Unit
 Entitlement of the Strata Lot as Shown on Form V

(cc) Civic Address: 14338 - 103 Avenue
Owners: Elmer A Rosales
Leni Rosales
PID: 029-115-434
Strata Lot 28 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan
BCS4423 Together With An Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown on Form V

(dd) Civic Address: 14338 - 103 Avenue
Owners: 0798440 BC Ltd
Director Information:
Chamkaur Singh Brar
Baljit Singh Johal

No Officer Information Filed as at July 30, 2013
0910632 BC Ltd
Director Information:
Johal Singh Baljit

No Officer Information Filed as at May 16, 2013

PID: 029-115-442
Strata Lot 29 Section 25 Block 5 North Range 2 West New Westminster District Strata Plan
BCS4423 Together With An Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown on Form V

3. Summary of Actions for City Clerk's Office

SCALE

Plans checked by
Planning & Development, City of Surrey

Date 2012/10/09

Acceptable Not Acceptable

1	12.02.10	REVISED PER CITY COMMENTS
2	12.08.10	REVISED PER PHASE 2
3	12.08.10	PHASE DESIGN/CONTRACT REVIEW
4	12.09.10	ADD'D EX. TREE CONCRETE TANK
5	12.08.10	REVISIONS PER CITY COMMENTS
6	12.08.10	PHASE HATCH PAPER NOTE
7	12.02.10	SITE PLAN REV
8	12.04.10	REV. PER MUNICIPAL COMMENTS
9	12.04.10	REV. PER MUNICIPAL COMMENTS

NO. DATE REVISION DESCRIPTION

CLIENT

PROJECT

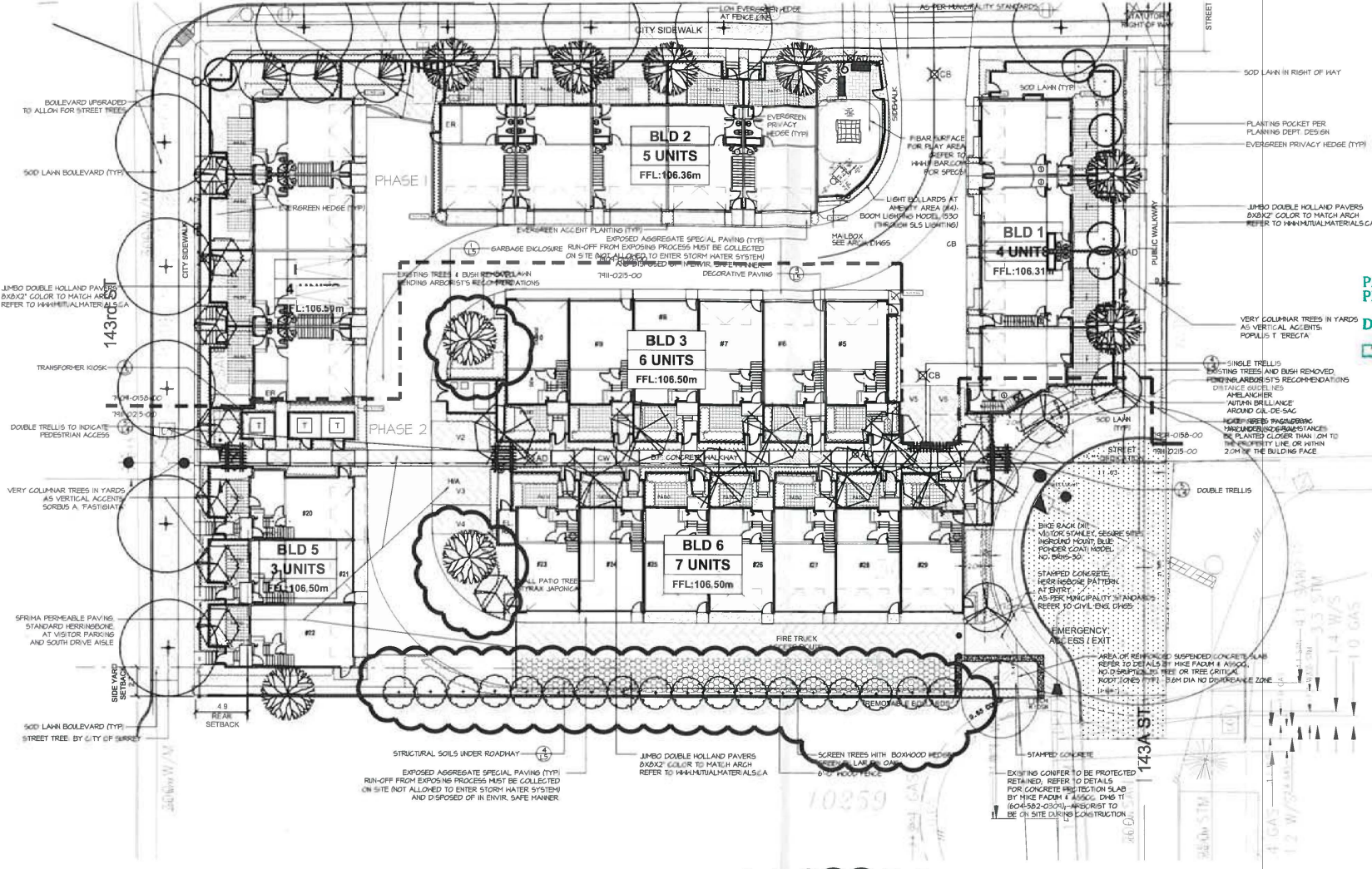
TOWNHOUSE DEVELOPMENT

14338 - 103 RD AVENUE
SURREY, BC

DRAWING TITLE
LANDSCAPE PLAN
7911-0215-00

DATE: 13 DEC 11
SCALE: 1" = 20'
DRAWN: BJ
DESIGN: BJ

APPENDIX II



PHASE 1 TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	6	ACER GRISEB.	PAPERBARK MAPLE	6CM CAL, 1.0M STD, B4B
2	1	ACER PALMATUM 'SERIU'	SERIU JAPANESE MAPLE	1.5M HT, B4B
3	1	PICEA OROKAWA	SERIBAN SPRUCE	2.5M HT, B4B
4	6	POPULUS TREMULOIDES ERRECTA	SHELDON TREMBLING ASPEN	5CM CAL, 2M STD, B4B
5	4	SORBUS AUCUPARIA 'FASTIGIATA'	COLUMNAR MOUNTAIN ASH	5CM CAL, 1.0M STD, B4B
6	8	STREET TREE	STREET TREE	BY CITY OF SURREY

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER INTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PHASE 2 TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	4	AMELANCHER C. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL, 1.5M STD, B4B
2	3	MAGNOLIA x 'CAERHAY'S BELL'	CAERHAY'S BELL MAGNOLIA	6CM CAL, 1.0M STD, B4B
3	10	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	6CM CAL, 1.0M STD, B4B
4	6	SORBUS AUCUPARIA 'FASTIGIATA'	COLUMNAR MOUNTAIN ASH	5CM CAL, 1.0M STD, B4B
5	2	STREET TREE	STREET TREE	BY CITY OF SURREY
6	8	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL, 1.0M STD, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER INTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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Suite C100 - 4185 88th Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604 284-0011 F: 604 284-0022

SEAL:



#1030-470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 191 9278
FAX: (604) 683 7494

NO.	DATE	REVISION DESCRIPTION	DR.
11	13.AUG.16	SUBMITTED FOR OP APPROV	CM
10	13.APR.15	REPLACEMENT TREE	CM
9	12.OCT.14	REVISED PER CITY COMMENTS	CM
8	12.JUN.14	ISSUED FOR BP - PHASE 2	CM
7	12.MAY.13	PHASE DESIGN/DESIGN TREE REV.	BJ
6	12.OCT.12	ISSUED BY TREE CONSULTANT	BJ
5	12.O4.10	REVISED PER CITY COMMENTS	BJ
4	12.O4.09	PHASE MATCH, PAPER NOTE	BJ
3	12.O3.09	CITY PLAN REV.	BJ
2	12.MAR.13	REV. PER MUNICIPAL COMMENTS	BJ
1	12.JAN.04	REV. PER MUNICIPAL COMMENTS	MM

CLIENT:

PROJECT:

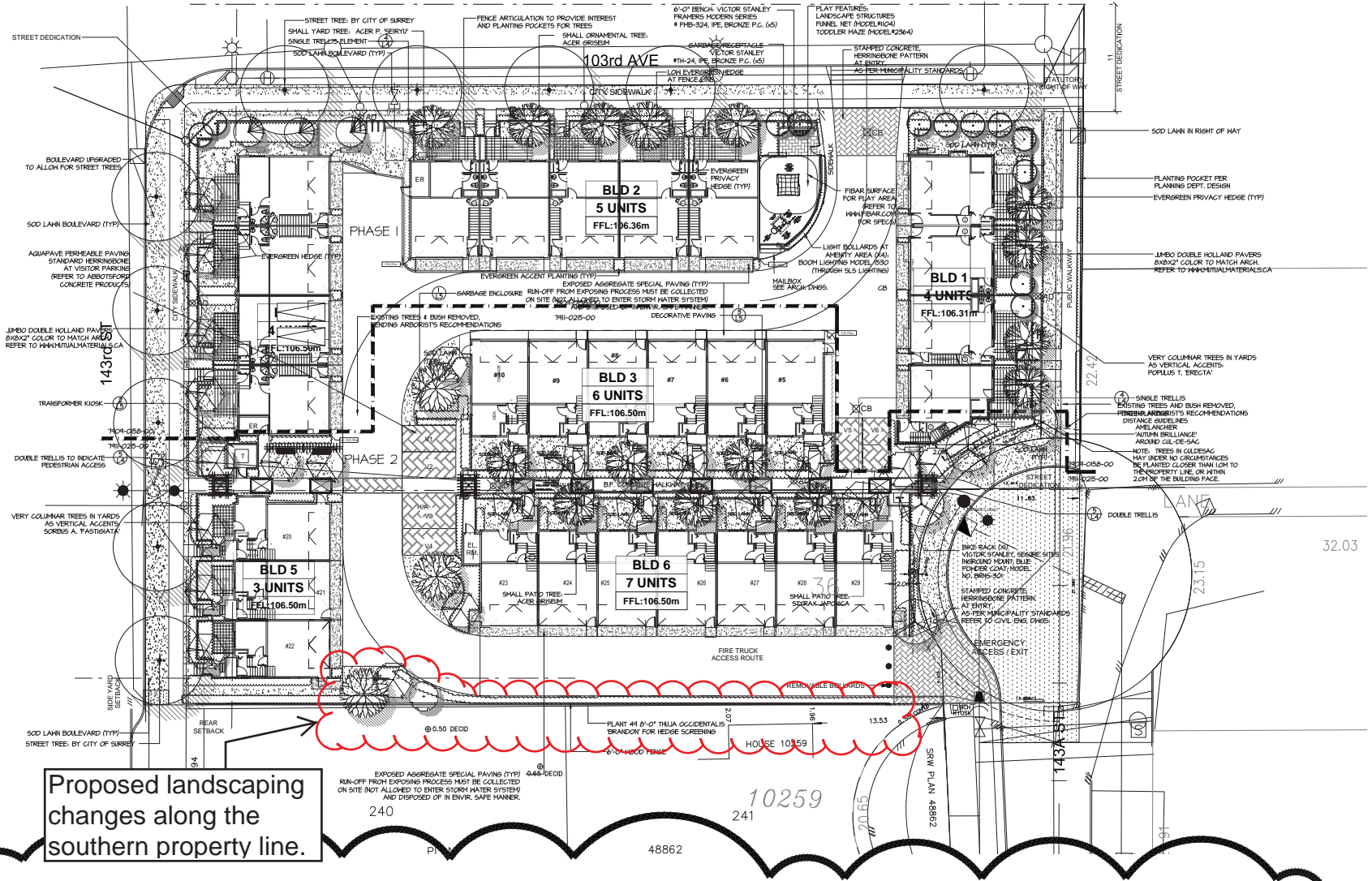
TOWNHOUSE DEVELOPMENT
14338 - 103 RD AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 11.02.01 DRAWING NO.:
SCALE: 1" = 20'
DRAWN: BJ
DESIGN: BJ
CHKD: PCM

PMG PROJECT NUMBER:

APPENDIX III



Proposed landscaping changes along the southern property line.

PHASE 1 TREE SCHEDULE REVISED				PMG JOB NUMBER: 11-232
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
9		ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
4		CARPINUS FRANS FONTAINE'	UPRIGHT HORNBREAM	5CM CAL; 1.8M STD; B&B
3		PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
12		POPULUS TREMULOIDES 'ERECTA'	SWEDISH TREMBLING ASPEN	5CM CAL; 2M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PHASE 2 TREE SCHEDULE REVISED				PMG JOB NUMBER: 11-232
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
6		ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
4		AMELANCHIER C. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; 1.5M STD; B&B
11		CARPINUS FRANS FONTAINE'	UPRIGHT HORNBREAM	5CM CAL; 1.8M STD; B&B
3		MAGNOLIA x 'CAERHAY'S BELL'	CAERHAY'S BELL MAGNOLIA	6CM CAL; 1.8M STD; B&B
1		QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	8CM CAL; 1.8M STD; B&B
7		STRYAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

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AERIAL PHOTO



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Scale: 1: 1,947

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